



Description of Property

Zoning District	RA-2
Max Building Height from grade(LF)	50
Floor Height (floor-to-floor) (LF)	10
# of Floor	5.0
Lot SF	3,902
FAR (Floor Area Ratio)	1.8
Total Gross Buildable Area Allowed	7,024
Maximum Lot Occupancy (%)	60%
Maximum Lot Occupancy (SF)	2,341
New Parking requirements (3U-1P)	2.00

DEVELOPMENT BUILDING PROFILE

Description	Gross Buildable Area	Common	Net SF
Cellar	2,209	253	1,956
1st Floor	2,209	309	1,900
2nd Floor	2,209	212	1,997
3rd Floor	2,209	212	1,997
Mezzanine	396	0	396
Totals	9,232	986	8,246
Building - Common vs. Net	100%	10.68%	89.32%

Residential Profile

Type of Room	Parking	1 Beds	2 beds	Total Units
# of rooms	0	3	6	9
Total SF		1,956	6,290	8,246
Average Unit Size		652	1,048	